

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Old Padonia Road opposite * ZONING COMMISSIONER
Broad Avenue (106 Old Padonia *
Road) *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Vernon L. Ottenritter * Case No. 88-188-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a side yard setback of 3 feet in lieu of the required 30 feet, as more particularly described on Petitioner's Exhibit 2 and 5.

The Petitioner appeared represented by attorney, William E. Hammond. The Petitioner testified and was supported in his testimony by his engineer, James Klein, of George William Stephens, Jr., and Associates, Inc. and by Mr. James P. O'Connor of O'Connor, Piper and Flynn, Real Estate. There were no Protestants.

The testimony tends to indicate that the Petitioner has purchased what is known as 106 Old Padonia Road located in Baltimore County, Maryland. The property is currently zoned M-L and consists of 0.34 acres of ground on which proposed two-story office building is planned to be built. The office building is to consist of 5,376 square feet and on site parking is to be provided in sufficient amounts on site. The Petitioner's Exhibit 2 indicates the proposed structure and basic developmental dimensions.

All testimony tends to indicate that the subject site would not be suitable for development due to the narrowness (i.e., 75 feet) of the building site and the required width of a commercial building for practical marketability and sound building construction design. With due respect given to the

appropriate zoning regulations, the proposed structure would only be 15 feet wide.

The testimony of the Petitioner and his professional expert witnesses tend to indicate that all of the conditions required of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) have been complied with.

The Petitioner seeks relief from Sections 255.1 and 238.2 pursuant to Section 307 of the B.C.Z.R.

It is clear from the testimony that if the variances were granted, such use as proposed, would not be contrary to the spirit and intent of the B.C.Z.R. and would not result in substantial detriment of the public good and general welfare.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty would result if the instant variances were not granted. It has been established that the requirements for which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. There is no evidence to indicate that the variances requested would, in any way be detrimental to the public health, safety and general welfare of the community.

Pursuant to the advertisement, posting of the property, and the public hearing on the Petition held and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty upon the Petitioner and that the granting of the variances would not cause any adverse effect upon the health, safety and general welfare of the community subject variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of December, 1987 that the variances to permit a side yard setback of 3 feet in lieu of the required 30 feet be and is hereby GRANTED.

- 2 -

from and after the date of this Order, subject to the following restrictions which are conditioned precedent upon the relief granted herein:

1. The Petitioner shall screen the north and west boundary lines of the property with appropriate living screening consistent with the requirements of the Baltimore County Landscaping Manual. All landscaping shall be submitted to the Division of Current Planning and Development for approval by the Community Review Group. All additional landscaping must comply with the Baltimore County Landscaping Manual.

2. The development of the proposed project is strictly restricted to the representations made upon and within Petitioner's Exhibit 5. Any deviation from those representations shall require the approval of the Zoning Commissioner.

3. The Baltimore County Department of Public Works, Bureau of Traffic Engineering, must accept the redesigned entrance way to the subject property opposite Broad Avenue before the proposed project may be constructed.

4. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
ZONING COMMISSIONER

cc: Peoples Counsel
cc: William E. Hammond, Esquire

ORDER RECEIVED FOR FILING
D. 13
12/2/87
by: [Signature]

- 3 -

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.1 and 238.2 to permit a side yard setback of 3 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The property cannot be used for any other purpose set forth in the zone since it is only 75 feet at its maximum.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) Vernon F. Ottenritter (Type or Print Name) Vernon F. Ottenritter
Signature [Signature] Signature [Signature]

5800 Loch Raven Blvd.
Address
Baltimore, Md. 21239
City and State

Attorney for Petitioner:
William E. Hammond
(Type or Print Name)
Signature [Signature]
Address
City and State

107 Main Street
Address
Baltimore, Md. 21126
City and State

Attorney's Telephone No.: 833-1322
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of November, 1987, at 11:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING 1/2 hr.
AVAILABLE FOR FILING 11:00 A.M. - 12:00 P.M.
REVIEWED BY: [Signature] DATE 7/29/87

J. Robert Haines
Zoning Commissioner of Baltimore County.

Baltimore County
Fire Department
Towson, Maryland 21204-2536
484-4600

Paul H. Reinecke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

August 26, 1987

Dennis F. Rasmussen
County Executive

Re: Property Owner: Vernon F. Ottenritter
Location: N/S Old Padonia Road opp. Broad Avenue

Item No.: 42 Zoning Agenda: Meeting of August 18, 1987
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at [Location] EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 191 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Handling Group: [Signature]
Special Inspection Division: [Signature]

7/1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
484-3554

Zoning Commissioner
County Office Building
Towson, Maryland 21204

September 23, 1987

Item No. 42 -ZAC- Meeting of August 18, 1987
Property Owner: Vernon F. Ottenritter
Location: N/S Old Padonia Road opposite Broad Avenue
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard setback of 3 feet in lieu of the required 30 feet
Area: 0.34 acres
District: 8th Election District

Dear Zoning Commissioner:
The entrance to this site should be redesigned to be directly opposite Broad Avenue.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

RECEIVED
SEP 30 1987

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

Date: November 4, 1987

SUBJECT: Zoning Petition No. 88-188-A

It would be preferable if this property were developed as part of a combination of industrially zoned properties here and not in this piecemeal fashion. The obvious advantages would include an integrated plan, the need for fewer curb cuts overall, and probably no need for setback variances.

The Division of Current Planning and Development notes that the plan must conform to the plan approved for the waiver of the CRG on April 17, 1986. Furthermore, landscaping does not comply with the requirements set forth in the Baltimore County Landscape Manual.

Norman E. Gerber, AICP
Director of Planning and Zoning

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 6 1987

ZONING OFFICE

CPS-008

88-188-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of September, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Vernon F. Ottenritter, et al
Petitioner's Attorney: William E. Hammond, Esquire
Received by: [Signature]
Chairman, Planning Plans Advisory Committee

4-7-88

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

William E. Hammond, Esquire
107 Main Street
Reisterstown, Maryland 21136

RE: Item No. 42 - Case No. 88-188-A
Petitioner: Vernon F. Ottenritter, et al
Petition for Zoning Variance

Dear Mr. Hammond:

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Hammann
County Executive

December 16, 1987

Mr. Vernon F. Ottenritter
22 West Padonia Road
Timonium, Maryland 21093

Re: Petition for Zoning Variance
Case Nos. 88-188-A

Dear Mr. Ottenritter:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Zoning Variance has been Granted.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mn
enclosure
cc: William E. Hammond, Esquire

WILLIAM E. HAMMOND
ATTORNEY AT LAW
107 MAIN STREET
REISTERSTOWN, MARYLAND 21136
88-188

January 24, 1988

J. Robert Haines, Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 88-188-A
Dr. Vernon F. Ottenritter

Dear Commissioner Haines:

With reference to the above, this letter is to respectfully request the return of one of Petitioner's Exhibits, to wit Exhibit 2, Artist's rendering of the proposed office building.

This request is predicated upon the absence of an appeal being filed.

Thank you for your kind and prompt attention.

Very truly yours,

William E. Hammond
William E. Hammond

WEH:dd

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany a
Petition for a Zoning Variance.

March 20, 1987

RE: Ottenritter Property
106 Old Padonia Road

Beginning at a point located N 60° 50' W 56 feet from the intersection of the centerlines of Old Padonia Road and Broad Avenue running thence in a clockwise direction:

- 1) N 05° 34' 51" E 200 feet
- 2) S 84° 15' 39" E 75 feet
- 3) S 05° 34' 51" W 200 feet and
- 4) N 84° 15' 39" W 75 feet to the point of beginning.

Containing 0.34 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



PETITION FOR ZONING VARIANCE

8th Election District - 3rd Councilmanic District

Case No. 88-188-A

LOCATION: North Side of Old Padonia Road opposite Broad Avenue
(106 Old Padonia Road)

DATE AND TIME: Wednesday, November 18, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 3 feet in lieu of the required 30 feet

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

J. ROBERT HAINES
ZONING COMMISSIONER

Wm. E. Hammond, Esq.
107 Main St.
Reisterstown, Md 21136

*Pet for Zoning Variance
N/S of Old Padonia Rd opposite
Broad Ave (106 Old Padonia Rd)
8th E.D. 3rd C.D.
88-188-A*

This is to advise you that 94.14 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 45813

DATE 11-18-87 ACCOUNT 11-615-000

AMOUNT \$ 94.14

RECEIVED FROM *Wm. Hammond Esq.*

FOR *Adm. & Postage 88-188-A*

BY *J. Robert Haines*

8 0033*****541414 2105F

VALIDATION OR SIGNATURE OF CASHIER

at the time it is placed by itself.
Baltimore County, Maryland, and remit Building, Towson, Maryland

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

88-188-A

District *8th* Date of Posting *11-30-87*

Posted for: *Variance*

Petitioner: *Vernon F. Ottenritter et al*

Location of property: *N/S of Old Padonia Road opposite Broad Ave*

Location of Sign: *On front of 106 Old Padonia Road*

Remarks:

Posted by *J. Robert Haines* Date of return: *11-6-87*

Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD, *Oct 28, 1987*

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on *Oct 28, 1987*

TOWSON TIMES,

Susan Sander Abbott
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD, *Oct 29, 1987*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on *Oct 29, 1987*

THE JEFFERSONIAN,

Susan Sander Abbott
Publisher

BALTIMORE COUNTY, MARYLAND		No. 41411	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE <i>9/87</i>	ACCOUNT <i>01-615-000</i>		
AMOUNT \$ <i>100.00</i>			
RECEIVED FROM <i>William F. Hammond</i>			
FOR <i>Variance #42</i>			
8 0061*****100001 2311F			
VALIDATION OR SIGNATURE OF CASHIER			

al, as shown on plat

building permit may be issued
The Commissioner will, however,
if said permit during this period
in writing by the date of the

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

4-7-88

William E. Hammond, Esquire
107 Main Street
Reisterstown, Maryland 21136

October 19, 1987

NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCE
N/S Old Padonia Rd. opposite Broad Ave.
(106 Old Padonia Rd.)
8th Election District - 3rd Councilmanic District
Vernon F. Ottenritter, et al - Petitioners
Case No. 88-188-A

TIME: 11:00 a.m.

DATE: Wednesday, November 18, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:med

cc: Blue and Gold Associates
22 West Padonia Road
Timonium, Maryland 21093

Mr. Vernon F. Ottenritter
5800 Loch Raven Boulevard
Baltimore, Maryland 21239

TRANSMITTAL NOT REQUIRED
BY MAIL TO BALTIMORE
COUNTY CLERK
DATE 11/18/87

FOR CONVEYANCING ONLY,
NO CONSIDERATION
NO TITLE EXAMINATION
DATE 11/18/87

ORIGINAL FILED IN TAX
NOT APPLICABLE
DATE 11/18/87

THIS DEED, Made this 29th day of April, 1985, by and between VERNON F. OTTENRITTER, D.D.S., P.A., a Maryland Professional Corporation, party of the first part, and VERNON F. OTTENRITTER, SR., of the State of Maryland, party of the second part.

WHEREAS, Grantor has adopted a plan of complete liquidation and dissolution of its corporate existence pursuant to provisions of Section 333 of the Internal Revenue Code and by this Deed makes distribution of the hereinafter described property to Grantee in exchange for Grantee's surrender of all of the Three Hundred Fifty (350) shares of Grantor's capital stock owned by Vernon F. Ottenritter, Sr.; Three Hundred Fifty (350) shares of Grantor's capital stock are issued and outstanding; and

WHEREAS, Grantor has filed or will file Articles of Dissolution with the State Department of Assessments and Taxation of Maryland; and

WHEREAS, Article 81, Section 277B(e)(1) of the Annotated Code of Maryland exempts from the applicability of recordation and transfer taxes a conveyance of property or transfer of title to property to a person who was an original shareholder of the Grantor corporation.

WITNESSETH, that in consideration of the foregoing premises and without any taxable consideration between the parties hereto, Vernon F. Ottenritter, D.D.S., P.A. does hereby grant and convey to the said Vernon F. Ottenritter, Sr., all that lot of ground situate and lying in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the north side of the County Road leading from the York Turnpike to Padonia Station said point being 739.9 feet from the west side of the York Turnpike and running thence and at right angles with said County Road leading to Padonia Station North 200 feet for the first line and thence east parallel with said County Road the distance of 75 feet for the second line thence south to said County Road 200 feet for the third line and thence west binding on said County Road the distance of 75 feet to the place of beginning. Being Lot No. 19 as laid out on the Plat of land belonging to Robert H. Bussey which said Plat is recorded in Plat Book 4 folio 155. The improvements thereon being known as 106 Old Padonia Road.

SAVING AND EXCEPTING THEREFROM so much as was granted and conveyed by Deed dated June 3, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1847, Folio 112 which was granted and conveyed by Betty B. Stirling and Wallace A. Stirling, Jr., her husband, to G. Ellwood Ensor and Evelyn P. Ensor, his wife, as follows:

All that lot of ground fronting 10 feet on the north side of Padonia Avenue with an even depth thereof of 200 feet being the easternmost 10 feet of Lot number 19 as shown and designated on the Plat entitled "Plat of land belonging to Robert H. Bussey", said Plat being recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4 folio 155.

PETITIONER'S
EXHIBIT 1

Accepted for record MAY 22 1985 at
by *Carol A. Chubb* AS WITNESS my hand and Notary Seal.
112 to *Boundaries & Boundaries*
Receipt No. *1200*

My Commission Expires:
July 1, 1986

LIB 920 FOLIO 37

BEING the same lot of ground described in a Deed dated January 29, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6256, Folio 532 which was granted and conveyed by James P. O'Connor, Ramsey W.J. Flynn, Robert M. Rogers, Edmund J. McGraw and J. Murray Bradley, trading as Padonia Towers Associates, a Joint Venture, to Vernon F. Ottenritter, D.D.S., P.A., a Maryland Professional Corporation, the Grantor herein.

TOGETHER with the buildings thereupon erected, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said Vernon F. Ottenritter, Sr., his personal representatives and assigns, forever, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand of Vernon F. Ottenritter, Sr., President of Vernon F. Ottenritter, D.D.S., P.A., and the corporate seal of said Vernon F. Ottenritter, D.D.S., P.A.

TEST: VERNON F. OTTENRITTER, D.D.S., P.A.
By *Vernon F. Ottenritter* (SEAL)
Vernon F. Ottenritter, Sr.

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, that on this 29th day of April, 1985, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared VERNON F. OTTENRITTER, SR., President of VERNON F. OTTENRITTER, D.D.S., P.A., the Grantor, a body corporate of the State of Maryland, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President, and further acknowledged the within Deed to be the act of said body corporate.

Carol A. Chubb
Notary Public
HOWARD COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

May 12, 1986

Mr. Charles E. Pick
G. W. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Maryland 21204

Re: Ottenritter Building
102-106 Old Padonia Road

Dear Mr. Pick:

This letter is a confirmation that the proposed Ottenritter Building at 102-106 Old Padonia Road is "grandfathered" by virtue of an executed and funded Public Works Agreement on April 22, 1986, prior to the effective date of the Basic Services Maps, in accordance with Section 6A02.3 of the Baltimore County Zoning Regulations.

A Reserve Capacity Use Certificate is not required, and the building permit will be processed in the usual fashion.

Sincerely yours,

Susan Carroll
Susan Carroll, Acting Chief
Current Planning and Development

SC:rh

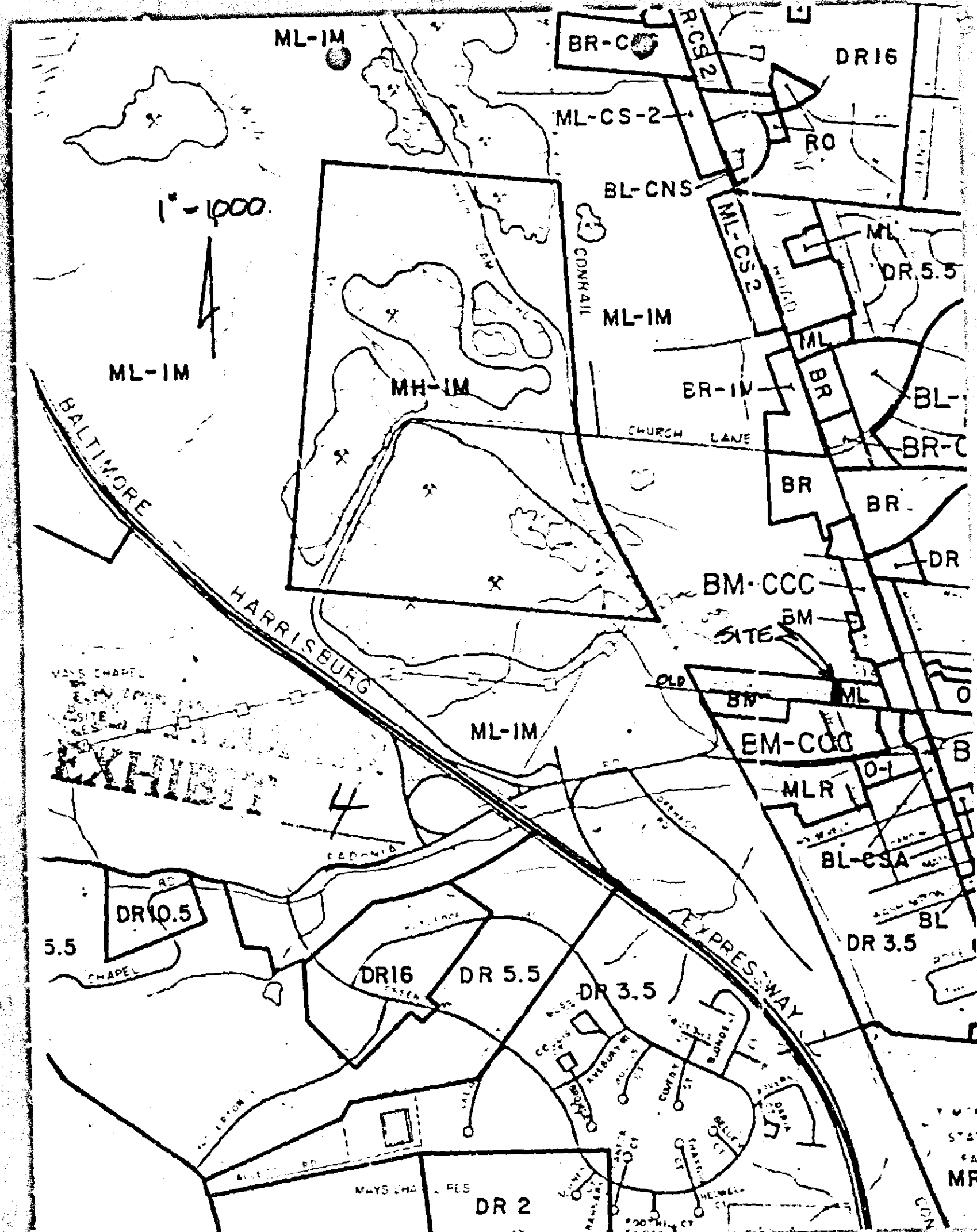
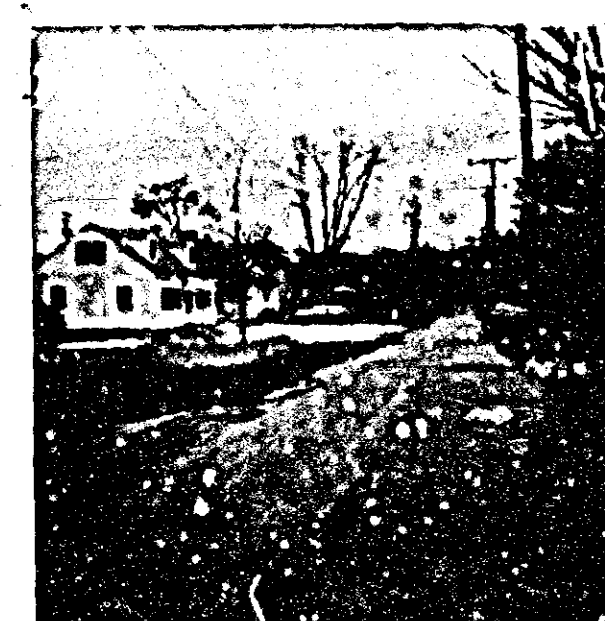
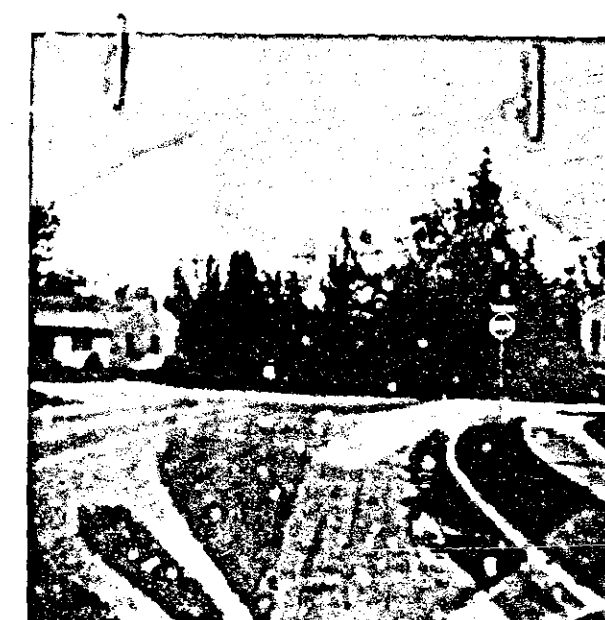
cc: James Markle
LeRoy Ogle

PETITIONER'S
EXHIBIT 6

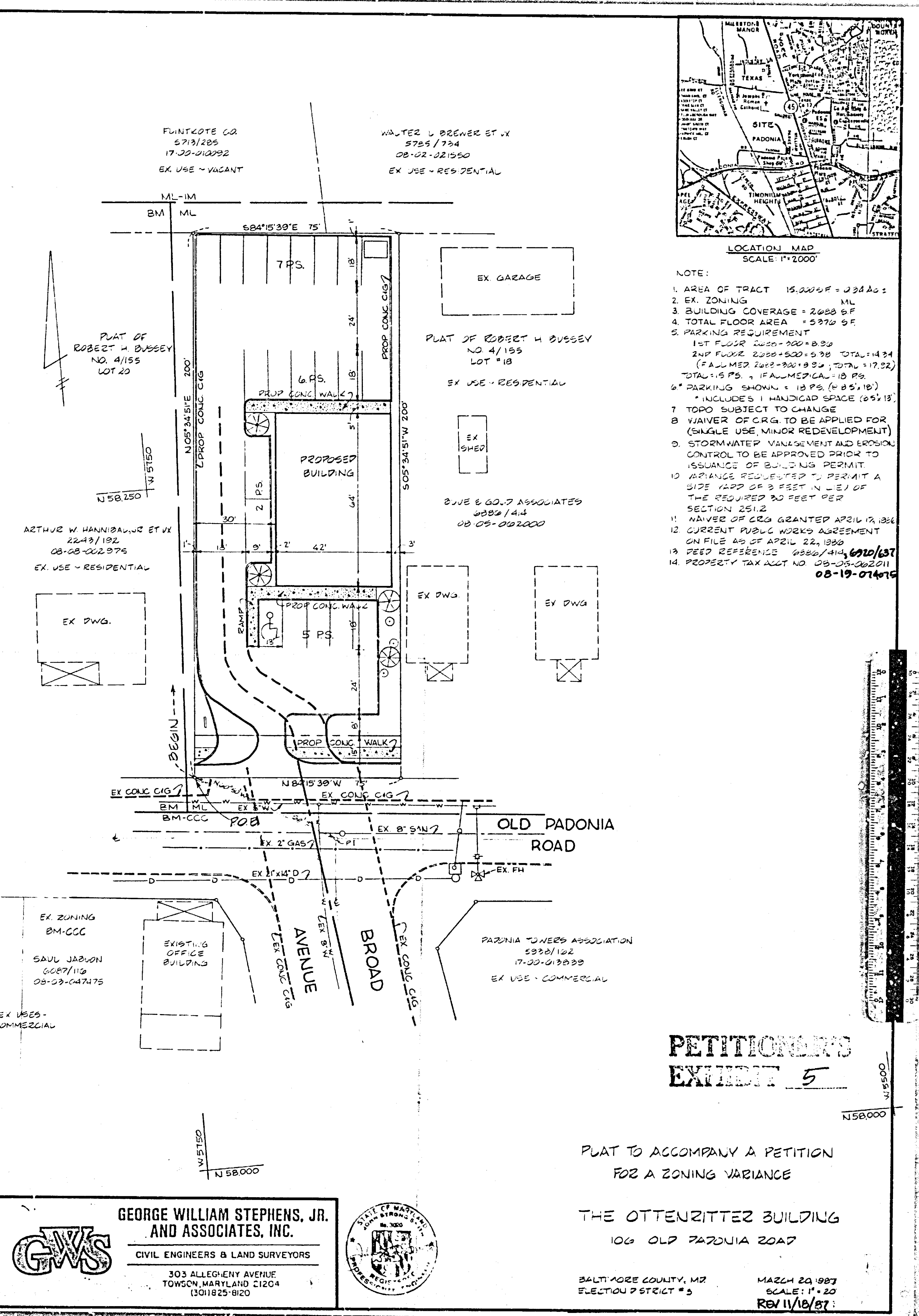
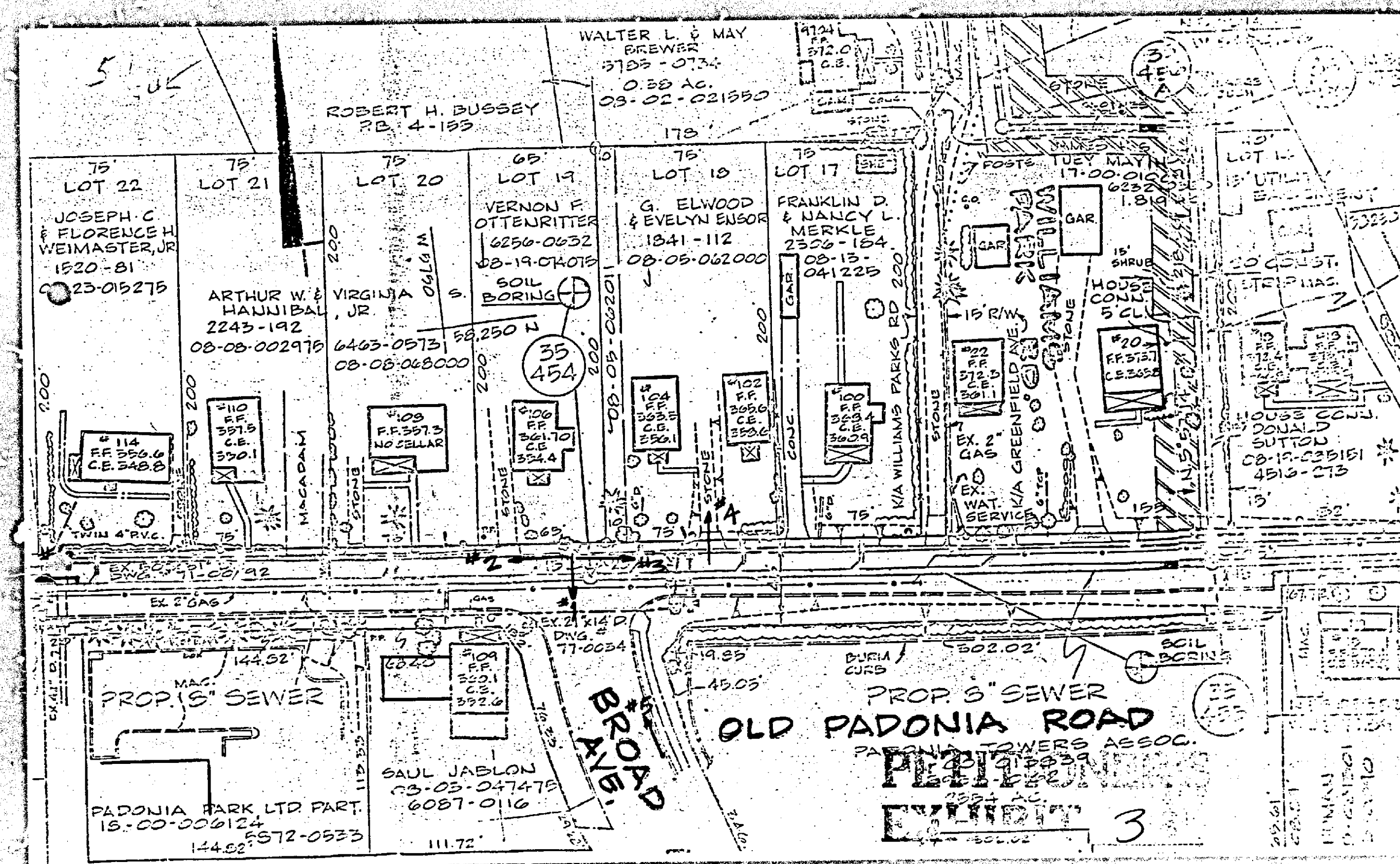
PETITIONER(S) EXHIBIT (3)



PETITIONER(S) EXHIBIT (3)

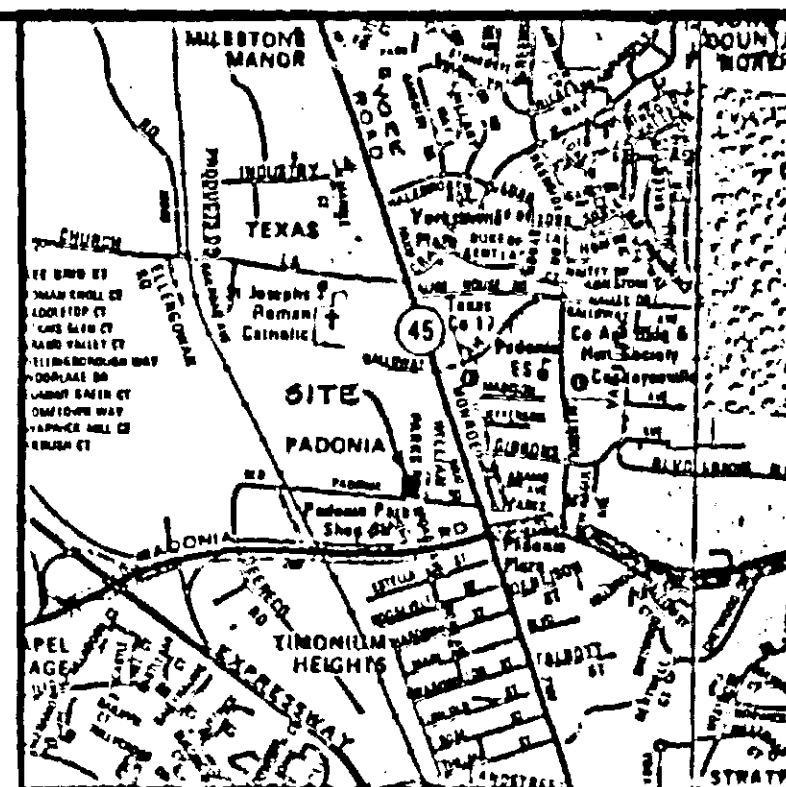
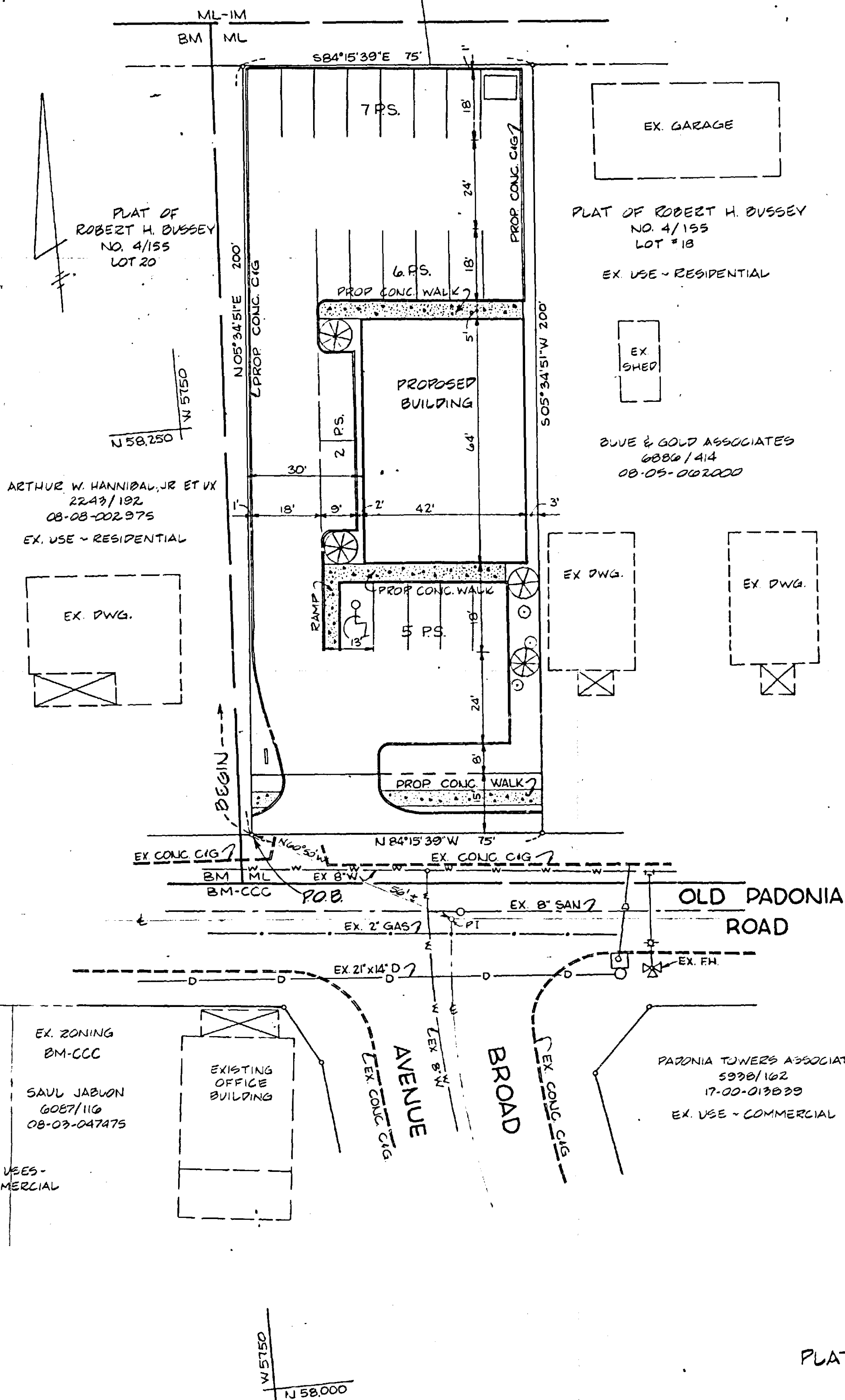


4-7-88



FLINTKOTE CO
5713/285
17-00-010092
EX. USE ~ VACANT

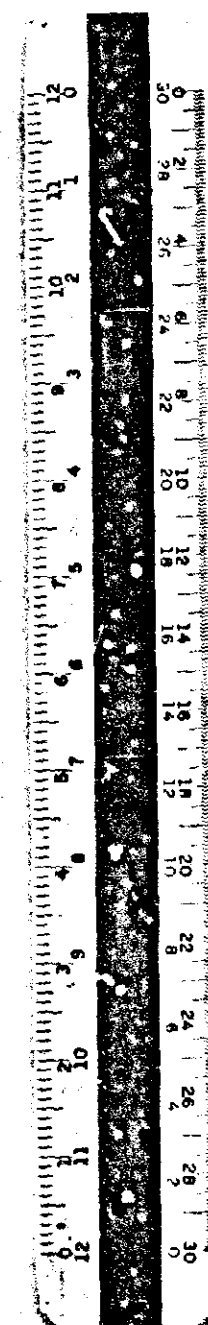
WALTER L. BREWER ET VX
5785/734
08-02-021550
EX. USE ~ RESIDENTIAL



LOCATION MAP
SCALE: 1"=2000'

NOTE:

1. AREA OF TRACT 15,000 SF = 0.34 AC.
2. EX. ZONING ML
3. BUILDING COVERAGE = 2688 SF
4. TOTAL FLOOR AREA = 5376 SF
5. PARKING REQUIREMENT
1ST FLOOR 2688 ÷ 300 = 8.96
2ND FLOOR 2688 ÷ 500 = 5.38 TOTAL = 14.34
(IF ALL MED. 2688 ÷ 300 = 8.96; TOTAL = 17.92)
TOTAL = 15 PS., IF ALL MEDICAL = 18 PS.
6. PARKING SHOWN = 18 PS. (8'5" x 18')
* INCLUDES 1 HANDICAP SPACE (8'5" x 18')
7. TOPO SUBJECT TO CHANGE
8. WAIVER OF CRG. TO BE APPLIED FOR (SINGLE USE, MINOR REDEVELOPMENT)
9. STORMWATER MANAGEMENT AND EROSION CONTROL TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. VARIANCE REQUESTED TO PERMIT A SIDE YARD OF 3 FEET IN LIEU OF THE REQUIRED 30 FEET PER SECTION 251.2
11. WAIVER OF CRG. GRANTED APRIL 17, 1986
12. CURRENT PUBLIC WORKS AGREEMENT ON FILE AS OF APRIL 22, 1986
13. DEED REFERENCE 0086/414
14. PROPERTY TAX ACCT NO. 08-05-062011



N 58,000

PLAT TO ACCOMPANY A PETITION
FOR A ZONING VARIANCE # 42

THE OTTENRITTER BUILDING
106 OLD PADONIA ROAD

BALTIMORE COUNTY, MD
ELECTION DISTRICT # 6

MARCH 20, 1987
SCALE: 1"=20'



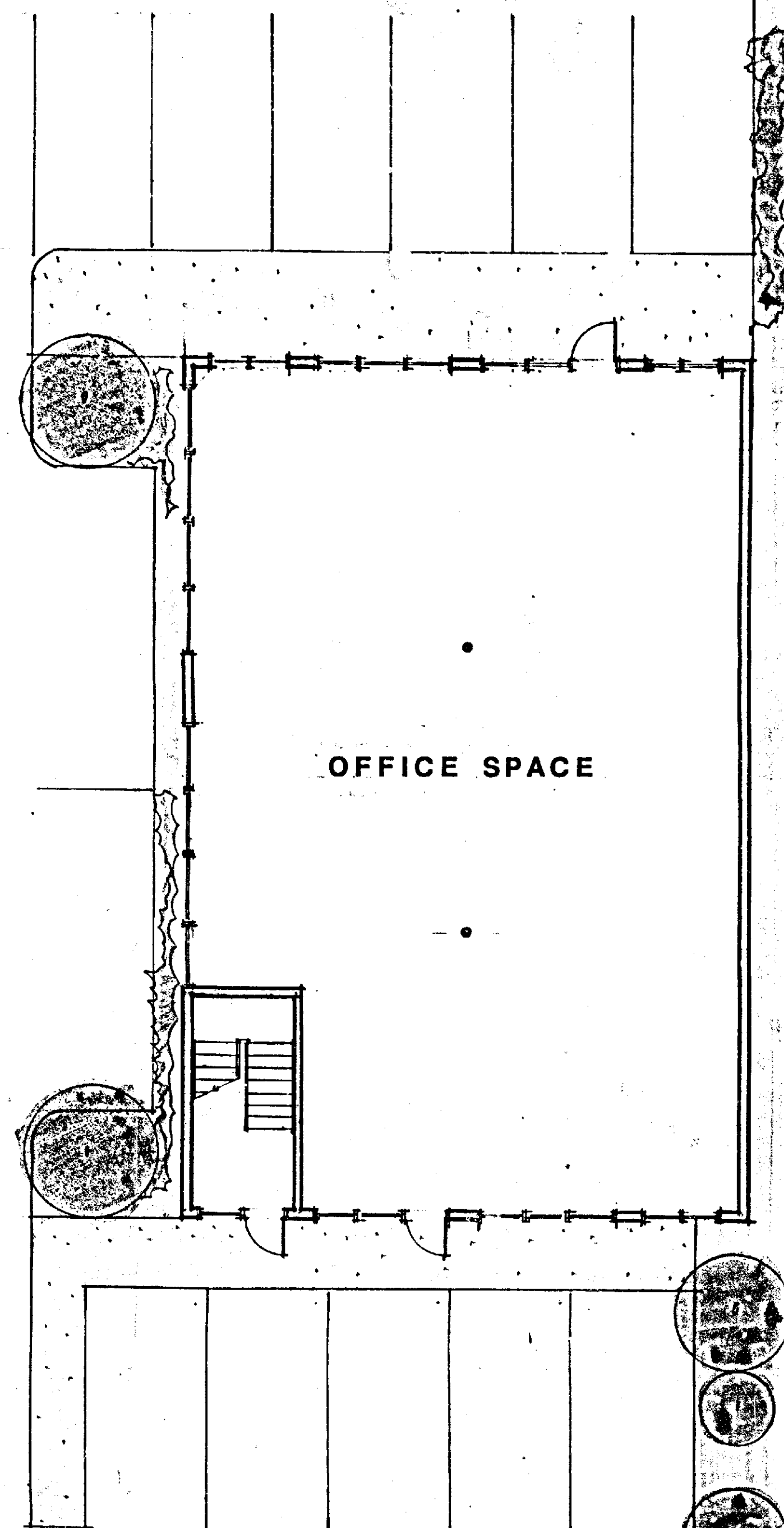
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

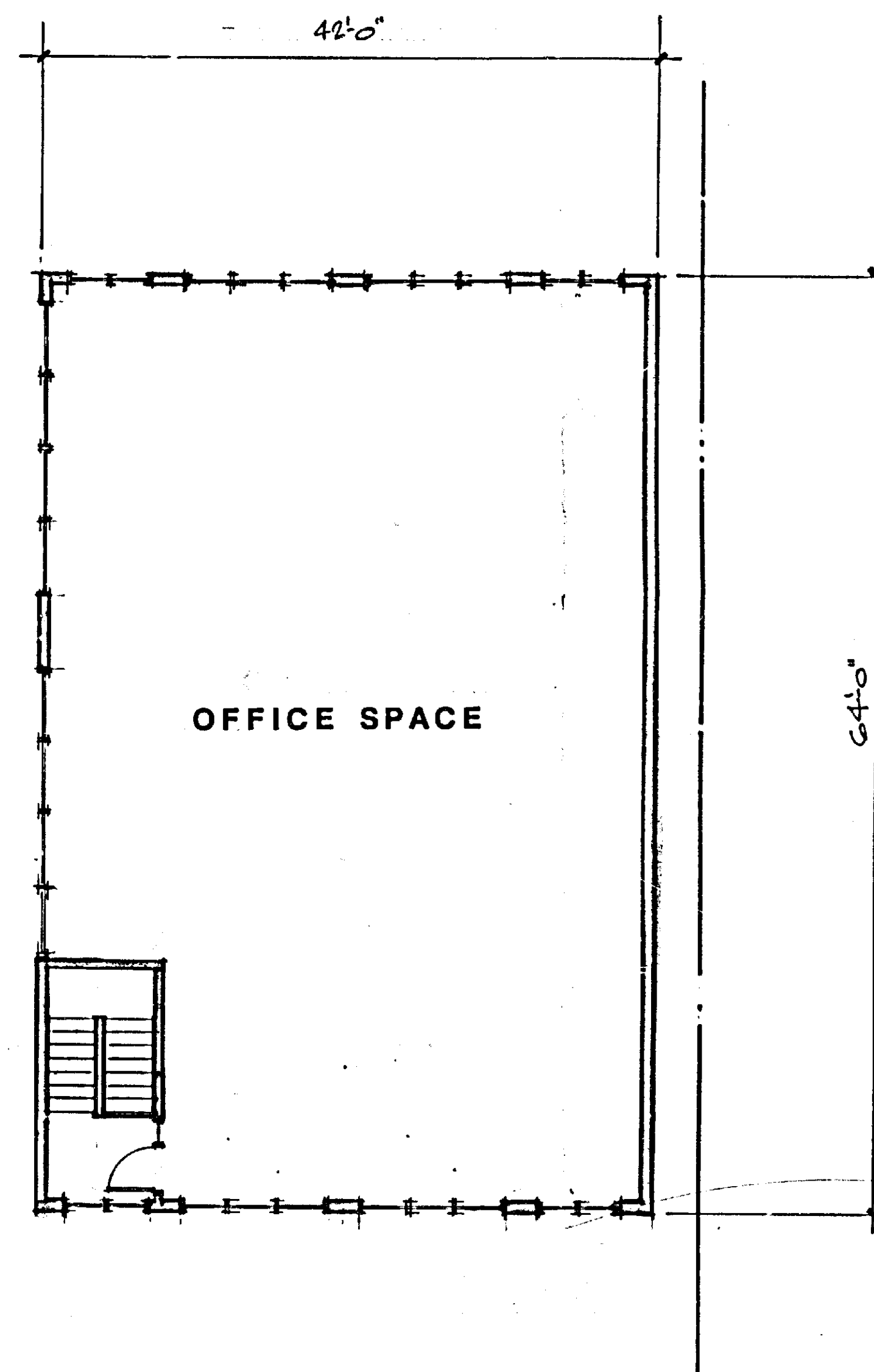


4-7-88



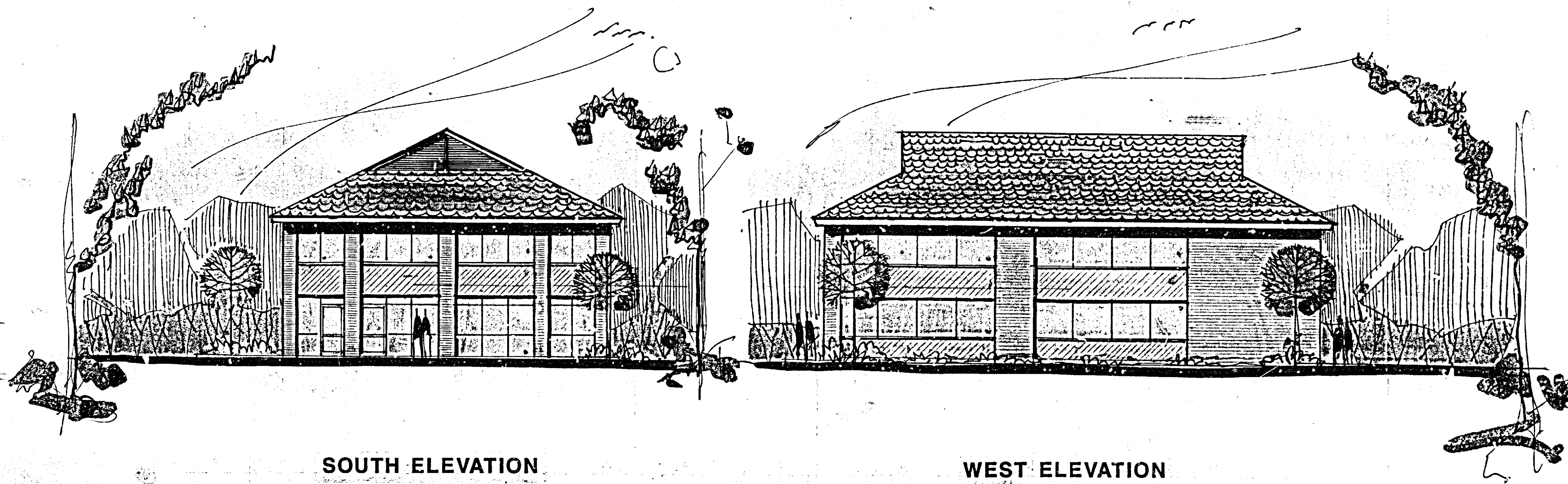
FIRST FLOOR PLAN

SCALE 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE 1/8"=1'-0"



SOUTH ELEVATION

WEST ELEVATION

THE OTTENRITTER BUILDING

106 OLD PADONIA ROAD BALTIMORE COUNTY, MARYLAND

DONALD B. RATCLIFFE & ASSOC. ARCHITECTS

PETITION
EXHIBIT 2

4-7-88